



**75 Station Road**

ST7 2PD

**Guide Price £250,000**



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STEPHENSON BROWNE



A two bedroom Victorian semi-detached home in the heart of Alsager, offered for sale with no onward chain!

In arguably one of the most convenient locations within Alsager, this spacious home on Station Road would make an ideal family home and is a real blank canvas for a buyer to truly make it their own!

An entrance hallway leads to two reception rooms, with a kitchen and downstairs W/C completing the ground floor. Upstairs there are two spacious bedrooms and a four-piece family bathroom with a bath and separate shower, with a very useful loft room to the second floor accessed via a staircase from the landing, which could be fully converted to a third bedroom (subject to planning permission and building regulations).

Off-road parking is provided via a brick-paved driveway to the front of the property, whilst the rear garden features a mostly lawned garden with a patio area, with rear access from Cross Street (formerly featuring a garage with rear access).

Station Road is an ideal location in the heart of Alsager, close to the wealth of amenities within the town centre itself, as well as commuting routes such as the M6, A500 and A34. Several schools are within easy reach, including Alsager School and St Gabriel's RC Primary School, with The Mere also only a short distance away. Leisure facilities such as Alsager Leisure Centre and Alsager Sports Hub are also nearby.

A characterful home with a huge amount of potential, offered for sale with no onward chain! Please contact Stephenson Browne to arrange your viewing.



### **Entrance Hall**

UPVC double glazed front door, laminate flooring, ceiling light point, radiator.

### **Front Reception Room**

11'9" x 9'10"

Laminate flooring, UPVC double glazed bay window, ceiling light point, radiator.

### **Rear Reception Room**

13'3" x 11'10"

Laminate flooring, UPVC double glazed window, ceiling light point, radiator, access to cellar.

### **Kitchen**

10'4" x 7'11"

Tiled flooring, UPVC double glazed rear door and window, ceiling light point, radiator, stainless steel sink with drainer, tiled splashback, integrated oven, gas hobs and cooker hood.

### **Downstairs W/C**

6'5" x 3'11"

Tiled flooring, UPVC double glazed window, ceiling light point, radiator, extractor fan, W/C, wash basin, part tiled walls.

### **Landing**

Fitted carpet, downlights, two radiators, stairs leading to the loft room.

### **Bedroom One**

13'3" x 12'0"

Laminate flooring, two UPVC double glazed windows, downlights, radiator.

### **Bedroom Two**

9'11" x 8'8"

Laminate flooring, UPVC double glazed window, downlights, radiator.

### **Bathroom**

9'11" x 7'11"

Tiled flooring, two UPVC double glazed windows, radiator, downlights, part tiled walls, corner bath, W/C, wash basin, shower cubicle.

### **Loft Room**

12'4" x 8'3"

Minimum measurements - a useful loft room with laminate flooring, downlights, storage recess - potential for a full conversion subject to planning permission and building regulations.

### **Outside**

To the front of the property is a brick paved driveway, whilst the rear garden features lawned and patio areas.





**Council Tax Band**

The council tax band for this property is C.

**NB: Tenure**

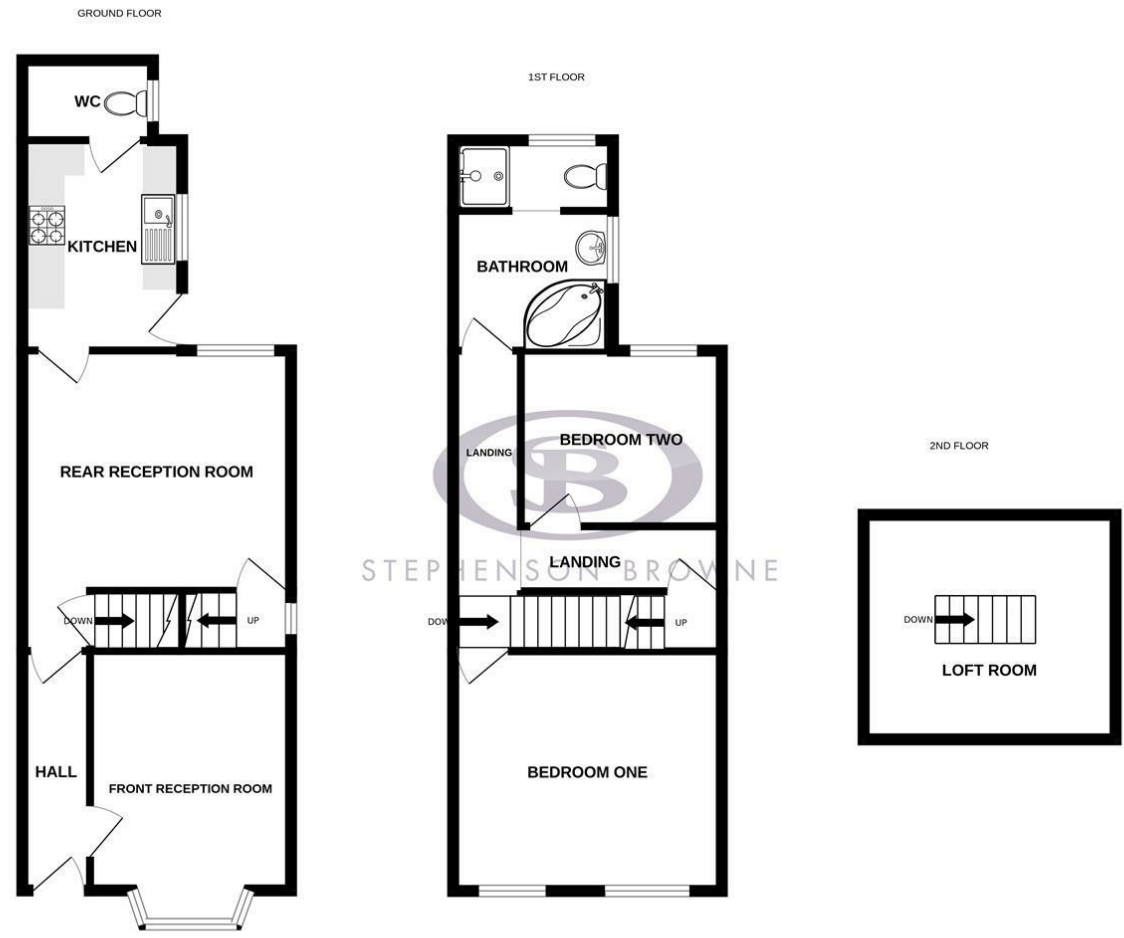
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

**NB: Copyright**

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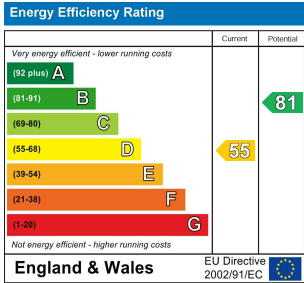


Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

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